

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: OCTOBER 27, 2015

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
DICKINSON
MCDEVITT
MERLINO

COMMITTEE MEMBER ABSENT:

SUPERVISOR BEATY

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
PAUL DUSEK, COUNTY ADMINISTRATOR
MARTIN AUFFREDOU, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER

SUPERVISORS CONOVER

KENNY

SEEBER

SIMPSON

TAYLOR

WESTCOTT

WOOD

MICHAEL SWAN, WARREN COUNTY TREASURER

DON LEHMAN, *THE POST STAR*

TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT

SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD

Please note, the following contains a summarization of the October 27, 2015 meeting of the Real Property Tax Services Committee; the meeting in its entirety can be viewed on the Warren County website using the following link: http://www.warrencountyny.gov/gov/comm/real_property/

Mr. Monroe called the meeting of the Real Property Tax Services Committee to order at 9:01 a.m.

Motion was made by Mr. Dickinson, seconded by Mr. Merlino and carried unanimously to approve the minutes of the prior Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Lexie Delurey, *Director of the Real Property Tax Services*, who distributed copies of the meeting agenda to the Committee members; *a copy of same is on file with the meeting minutes.*

Commencing the agenda review with the Action Agenda/New Business section, Ms. Delurey presented a request to amend the County Budget in the amount of \$370 in order to pay the balance of the RPS License fees owed to the State of New York.

Motion was made by Mr. McDevitt, seconded by Mr. Dickinson and carried unanimously to approve the request as presented and refer same to the Finance Committee. *A copy of the request is on file with the meeting minutes.*

Next, Ms. Delurey addressed a request to approve the bids from the 2015 Tax Foreclosure Action. Following some discussion amongst the Committee regarding the sale prices for the 23 properties sold at auction, motion was made by Mr. McDevitt, seconded by Mr. Dickinson and carried unanimously to approve the request and the necessary resolution was authorized for the November 20th Board Meeting. *A copy of the request is on file with the meeting minutes.*

Moving on to the Information for Discussion/Review section of the agenda, Ms. Delurey distributed copies of the Limited Phase II Site Assessment Reports provided by Clark Patterson Lee for two parcels located in the Towns of Hague and Johnsbury which the County had taken temporary incidents of ownership for to determine the level of contamination present at both sites; *copies of both Reports are on file with the meeting minutes.*

A lengthy discussion ensued, during which it was revealed that clean-up costs of \$2.84 million had been estimated for the 4.5 acre Town of Hague parcel, which was valued at only \$24,700, while the estimated clean-up cost for the Town of Johnsburg parcel, valued at \$100,000, was \$40,000. It was also noted that although there was a considerable amount of taxes owed on both of these parcels, allowing for them to be acquired by the County and sold at auction, the County did not currently own them as they had first decided to take temporary incidents of ownership for both to ascertain the amount of contamination present; comments were made that if State funding was not available to assist with clean-up costs, it may be preferable for the County to refrain from acquiring the parcels due to the considerable expense estimated to clean up and prepare them for re-sale.

At the conclusion of this discussion, it was the consensus of the Committee that Ms. Delurey, along with Mike Swan, *County Treasurer*, and Martin Auffredou, *County Attorney*, should schedule a meeting with NYSDEC (*New York State Department of Environmental Conservation*) representatives to discuss these properties and to determine whether they might be eligible for grant funding to assist with the estimated clean-up costs. Mr. Swan noted they were experiencing a similar issue with a parcel located in the Town of Queensbury; he requested that this parcel be included in the discussion with NYSDEC representatives, as well, and the Committee was in agreement.

There being no further business to come before the Committee, on motion made by Mr. Dickinson and seconded by Mr. McDevitt, Mr. Monroe adjourned the meeting at 9:38 a.m.

Respectfully submitted,
Sarah McLenithan, Deputy Clerk of the Board
As transcribed by Amanda Allen, Clerk of the Board